Omm Realty & Infrastructure (P) Ltd.
Building Dreams
CIN : U45200BR2012PTC018072

To,
Real Estate Regulatory Authority (RERA)
6th Floor,
Bihar State Building Construction Corporation Campus,
Hospital Road, Shastri Nagar,
Patna – 800023

Date: 09.12.2021

Sub – Change of Rera Bank Project Account (Omm Residency)

Dear Sir,

We have opened a Rera Current No.47170200000282 in Bank of Baroda, Gola Road, Patna and submitted it with you at the time of Rera project approval of our project Omm Residency. But due to non-operation in our account during project approval, our account has been closed by the Bank with the reason "Rera Certificate not provided within stipulated time". Hence we again opened a New Current Account No.726701010050358, IFSC Code : UBIN0572675, in Union Bank of India, Dhanaut, Patna.

We have not received any booking amount for the said project "Omm Residency" till date and also there was not any transaction in our closed Rera Current No.47170200000282 with Bank of Baroda.

So we request you to kindly update our new Rera Current Account No.726701010050358 IFSC Code: UBIN0572675, Union Bank of India, Dhanaut Branch, Patna, in your system and also issue a revised letter for our updated New Bank Account.

Thanking you,

Yours faithfully

Shatrunjay Kumar Singh

(Shatrunjay Kumar Singh)

Managing Director

Omm Realty & Infrastructure Pvt. Ltd. Patna

Enclosure:

1. Bank of Baroda Account Closure Letter
2. Bank of Baroda No Transaction Letter
3. Union Bank of India Account Statement (New Bank)
4. Rera Certificate for Project "Omm Residency"

बैंक ऑफ़ बड़ौदा
Bank of Baroda

Letter No /Other /003

Date: 11-06-2020

To
OMM RESIDENCY OMM REALTY AND
INFRASTRUCTURE PRIVATE LIMITED RERA
Bazar Samiti Road, Danapur, Patna

Re: - Account number 47170200000282 is closed at back end

Dear Sir

With reference to caption matter, inform you that you that OMM RESIDENCY OMM REALTY AND INFRASTRUCTURE PRIVATE LIMITED RERA approach us for opening a current account with our bank branch we opened an account in our system with account number 47170200000282, with condition to provide a RERA certificate within stipulated time, but Omm Residency (New project) was not provided RERA certificate on time hence current account is suspended at backend.

Thanks
Branch Manager
Golaroad

बैंक ऑफ़ बड़ौदा
Bank of Baroda

BOB:GOLARD:OPS:02/283

DATE : 08.12.2021

To,

OMM RESIDENCY OMM REALTY AND INFRASTRUCTURE PRIVATE LIMITED RERA
Patna
Bihar

Re : Transaction in current account no. 47170200000282

Dear Sir,

With reference to above and with reference to our previous letter dated 11.06.2020, there is no financial transaction in the account from 29.09.2020 (Date of opening of account) to 26.02.2021 (Date of closure of account) and the same has been closed.

Regards

Branch Manager
Bank of Baroda
Gola Road Branch
Patna

FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : BRERAP00039-2/1257/R/1115 /2021

Project Name : Omm Residency (New Project),

Project Address : Mauza- Sikandarpur, Bazar Samiti Road, Danapur, Patna (Khesra/ Plot No-60, 61, Khata No.- 56, 58, Thana No.- 17, Mauza-Rustampur Sharpur alias Sikandarpur),

Sub division/District : Danapur, Dist.- Patna.

1. Company Omm Realty and Infrastructure Pvt. Ltd. having its registered office at E/128 P.C. Colony Kankarbagh, Patna-800020

2. This registration is granted subject to the following conditions, namely :-
   a. The promoter shall enter into an agreement for sale with the allottee as prescribed by the State Government[Refer Rule 8, Annexure of Bihar Real Estate (Regulation And Development) Rules, 2017] ;
   b. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section17;
   c. The promoter shall deposit seventy per cent. of the amounts realized by the promoter in a separate account to be maintained in a schedule bank (Bank of Baroda, Branch Name–Gola Road, Patna, Account No. 47170200000282, IFSC Code : BARBOGORD) to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section4;
   d. The registration shall be valid for a period of 04 years 04 Months commencing from 1/2/2021 And ending with 2025/03/09 (Subject to extension of validity of map from Competent Authority) unless extended by the Authority in accordance with the Act and the rules made there under;
   e. The promoter shall comply with the provisions of the Act and the rules and regulations made there under; including quarterly report of the project.
   f. The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted here in, as per the Act and the rules and regulations made there under.

Dated: 1/2/2021
Place: Patna

1/2/21

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

NOTE:

1) This registration is being granted based on the information and documents furnished by the Promoter and the Authority bears no responsibility for the authenticity of the same. In case the promoter submitted a false or invalid document or credential, it may lead to the cancellation of registration of the project by the Authority. Registration granted cannot be construed as evidence in respect of right, conversion of land use title or interest of the plot over which plan is approved.

2) With regard to the information or documents that are not provided by the concerned promoter, the Authority has ensured that written explanation or reason for the same has been submitted to the Authority and it would be put up on the website for public viewing.

3) The above registration is valid for a period of 04.5.2021 as provided in 2d, subject to the condition that the promoter shall get their map validated for such period from the map sanctioning authority as required under Bihar Building Bye- laws and resubmit the same to the RERA, Bihar. Failure in submitting the validated map may lead to the cancellation of registration of the project by the authority.

4) Promoter shall ensure compliance to all Nocs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014

5) Open Parking area comes in common area, and as such it cannot be sold.

6) At the project construction site, display of project details on a 6' x 6' board is essential.

7) In case of any papers not found in order, the same should be made available within one month.

1/2/21

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-1257/2020/191... Dated 01.02.2021

Copy to: Chairman RERA/ Members RERA/ Omm Realty and Infrastructure Pvt. Ltd.

Copy to: Branch Manager Bank of Baroda, Gola Road, Patna

1/2/21

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By Devkaran 01-02-2021 Checked By J.P.Singh 1-2-2021 Rechecked By 01/02/21

UNION BANK OF INDIA
DHANAUT BRANCH
DHANAUT,MAIN GOLAROAD - DANAPUR,
DIST PATNA
PHONE: 06115-234843

DATE: 06-12-2021

TO:
M/S OMM RESIDENCY OMM REALTY AND INFRASTRUCTURE PVT LTD
E-128,P C COLONY
KANKARBAG,PATNA
PATNA-800020
BIHAR,INDIA

CUST ID : 900560203

STATEMENT OF ACCOUNT FOR THE PERIOD FROM 04-12-2021 to 04-12-2021 URCA-A/C NO: 726701010050358 UNION RERA COLLECTION ACCOUNT -

DATE	PARTICULARS	CHQ.NO.	WITHDRAWALS	DEPOSITS	BALANCE
					0
04-12-2021	A/C-726701010050001			11,000.00	11,000.00Cr
	Cumulative Totals:		0	11,000.00	11,000.00Cr

The Min. Bal. Requirement For Current Account in Metro Br Rs 10000
The Min. Bal. Requirement For Current Account in Urban Br Rs 5000
The Min. Bal. Requirement For Current Account in Semi-Urban Br Rs 2500
The Min. Bal. Requirement For Current Account in Rural Br Br Rs 1000

Unless constituent notifies the bank immediately of any discrepancy found by him in his statement of Account,it will be taken that he has found the account correct.

FASTEST MODE OF FUNDS REMITTANCE-RTGS (UNION BULLET).
IFSC code for DHANAUT BRANCHis UBIN0572675

Contact all India toll Free no. 1800 22 22 44 for your account related queries / services

Manager

Provisional Fire Clearance **(Above 15 Mtr. Height)**

Letter No. 208:/

OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Sri Shatrunjay Kumar Singh,
Managing Director,
Omm Realty& Infrastructure Pvt. Ltd,
E/128, P.C. Colony, Kankarbagh,
Patna-800020.

Patna Dt 24/01/2020.

Sub :- The views regarding proposed Residential building of above 15 mtr. In height to be constructed atMauza-Sikandarpur, Dist-Patna.

Sir,

Please refer to your letter no.ORI/OR/FIRE/02/2018 dt. -04/10/2019 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination of the plan it was found that a (B+G+5) Total B/U area-7366.98 Sqmtr.), Residential building, shall be constructed on 30 feet wide road belongs to Omm Realty & Infrastructure Pvt. Ltd., Managing Director-Sri Shatrunjay Kumar Singh, S/o- Ramsharn Singh, Plot No-60,61, Khata No-56,58, Thana No-17, Thana-Danapur, Mauza- Sikandarpur, Dist-Patna.

We clear the plan after giving following advice/suggestions/recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect/Developer/Land owner as the case may be.

i) **Construction :**

a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Bihar building bye laws, 2014.
b) The floor area exceeds 750 m ^{2} shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.
b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) **Stair Case :-**

a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
e) In case of two staircase, one must be on outer wall.
f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

iv) **LIFT :-**

a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m^2.

b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.

c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level land comes to stand still with door open.

d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.

e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.

v) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 450 LPM pump at Terrace level, ISI marked Fire extinguishers as per I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.

vi) That an underground water static tank of not less than 20,000 Ltrs. capacity with automatic refilling arrangements prefebly on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. capacity each blocks should be made available before occupancy.

vii) That the internal finishing shall be non-combustible or class – I surface spread of flame.

viii) That electric cables must be shield at each floor with intumescent coating .

ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.

x) That the building must be constructed on at least 20 feet wide road and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.

xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.

xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong , the Architect / Passing authority shall be held responsible.

xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).

xiv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.

xv) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final approval in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B. - Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.

The maps are being returned with sign and stamp .

Encl – As Above

Yours faithfully,

11/01/2020

(Pankaj Sinha)

We clear the plan after giving following advice/suggestions/recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect/Developer/Land owner as the case may be.

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24/10/20

DIG HG & FS
Cum
State Fire Officer
Bihar, Patna